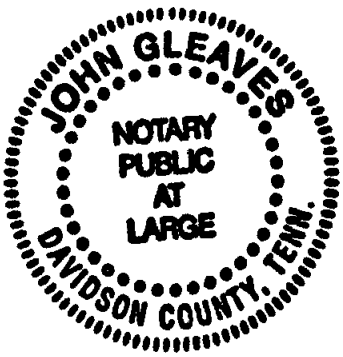
WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $590,900.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 4 day of January, 2019. Notary Public MY COMMISSION EXPIRES: 1-3-22 (AFFIX SEAL)



THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Emmit Jackson Martin		105 05 4H 002.00
(NAME) 1001 B Summit Ave	(NAME) New Owner	
(ADDRESS) Nashville, TN 37203	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Apex Building Solutions, LLC a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Emmit Jackson Martin, single man**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. B, on the plan of 1001 Summit Avenue, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20170927-0098854, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Being a portion of the same property conveyed to Samuel A. Stratton et ux Nancy E. Stratton by Warranty Deed from Theodore H. Pailet, Trustee dated February 09, 1977 and recorded February 10, 1977, in Book 5113, Page 964, in said Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Stratton Rental Group Four, LLC by Quitclaim Deed from Samuel A. Stratton and wife, Nancy E. Stratton dated September 13, 2006 and recorded September 19, 2006, in Instrument No. 20060919-0115892, in said Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Samuel A. Stratton and wife, Nancy E. Stratton by Quitclaim Deed from Stratton Rental Group Four, LLC dated August 19, 2014 and recorded August 20, 2014, in Instrument No. 20140820-0075666, in said Register's Office for Davidson County, Tennessee.

File Number: MTJ-189932SSO

Karen Y Johnson Davidson County
Batch# 181306 **DEEDWARR**
01/07/2019 03:43:17 PM 2 pgs
Fees: $13.00 Taxes: $2,186.33



20190107-0001762

Further, being a portion of the same property conveyed to Apex Building Solutions, LLC by Warranty Deed from Samuel A. Stratton and wife, Nancy E. Stratton dated September 6, 2017 and recorded September 7, 2017, in Instrument No. 20170907-0092037, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1001 B Summit Ave, Nashville, TN 37203

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 4th day of January, 2019.

Apex Building Solutions, LLC

Nicholas G. Wisniewski
Sole Member

STATE OF Tennessee

COUNTY OF Wilson

Before me, the undersigned notary public, of the state and county aforesaid, personally appeared Nicholas G. Wisniewski, with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be the Sole Member of Apex Building Solutions, LLC., the within named bargainor, a Tennessee limited liability company and that he as such Sole MEmber, as duly authorized, he executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Sole Member.

Witness my hand and official seal this 4th day of January, 2019.

Notary Public

Commission Expires: 10/9/19

JULIA A. HIRT
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-9-2019

File Number: MTJ-189932SSO